

## CITY COUNCIL REPORT

DATE: September 10, 2015

TO: Mayor and Council Members

FROM: Mark Landsiedel, Community Development Director  
Amy Hagin, Development Engineering Project Manager

CC: Josh Copley, Barbara Goodrich, Jerene Watson & Leadership Team

SUBJECT: Woodlands Village Boulevard Lane Closure and Mountain Trail  
Apartments Private Development

This City Council Report is a summary of the minor roadway construction within the City's right-of-way along Woodlands Village Boulevard near the intersection with Forest Meadows Street.

**DISCUSSION:** The private development project named Mountain Trail Apartments, with a site address of 927 West Forest Meadows Street, received civil construction plan approval on July 22, 2015 from the Engineering Division. A small portion of the required public improvements of the private development project is currently under construction along Woodlands Village Boulevard near the Forest Meadows Street intersection.

**BACKGROUND:** The private development project is involved with a CUP (Conditional of Use Permit) that holds an expiration date of September 22, 2015. The CUP would expire unless a building permit has been issued according to The City's Zoning Code (City staff interprets as any type of construction permit). The private development project is a HUD financed project for all on-site work. The on-site work cannot begin until HUD financing is executed with the developer which could near and/or go beyond the CUP's expiration date. Therefore, to avoid the potential expiration of the CUP, the developer applied for a roadway permit for public improvement work along Woodlands Village Boulevard.

A roadway permit for the public improvements along Woodlands Village Boulevard was issued on September 3, 2015 for the minor improvement of lengthening the vehicle storage lane by thirty (30) feet as well as decreasing the length of the reverse curve by thirty (30) feet. The roadway work began on September 10, 2015, with a scheduled duration of approximately ten (10) business days. Currently, the traffic control plan (TCP) is allowing for left-hand turns onto W. Forest Meadows Street from Woodlands Village Boulevard. During the construction period, City staff will monitor the TCP to ensure that we are meeting citizen and other agency needs.

Currently, Engineering (both private development and capital improvements) and Public Works are focusing on inter-departmental coordination efforts with the project, as the project affects the recent overlay of Woodlands Village Boulevard with a cut into the asphalt for the larger vehicular storage at the left turn lane. Staff will ensure that proper methods, materials and testing are utilized to provide the most effective cut into the new asphalt.

### **RECOMMENDATION / CONCLUSION:**

This report is for information only.